

PB# 99-5

**B-CLEAN LAUNDRY
AMENDED SP**

13-2-4

99-5

B-Clean Laundry-Amended S.P.
Walsh Road (Cuomo)

Approved 6/11/99

DATE 3/8/99 RECEIPT NUMBER 99-5
 RECEIVED FROM B-Clean Laundromat
 Address 128 Walsh Road - New Windsor, N.Y. 12553
Seventy Hundred - Fifty 00/100 DOLLARS \$ 750.00
 FOR Lite Plax Ecorow

| ACCOUNT | | HOW PAID | |
|-------------------|-------|-------------|-----|
| BEGINNING BALANCE | 750 - | CASH | |
| AMOUNT PAID | 750 - | CHECK | 090 |
| BALANCE DUE | -0- | MONEY ORDER | |

BY Mina Mason, Secretary

DATE March 9, 1999 RECEIPT 037582
 RECEIVED FROM B-Clean Laundromat
 Address _____
One Hundred 00/100 DOLLARS \$ 100.00
 FOR P.B. # 99-5

| ACCOUNT | | HOW PAID | |
|-------------------|--|-------------|--------|
| BEGINNING BALANCE | | CASH | 91 |
| AMOUNT PAID | | CHECK | 100.00 |
| BALANCE DUE | | MONEY ORDER | |

BY Town Clerk
Dorothy H. Hansen
Sh.

DATE June 11, 1999 RECEIPT NUMBER 99-5
 RECEIVED FROM B-Clean Laundry
 Address 230 Walsh Ave - New Windsor, N.Y.
Seventy - Five 00/100 DOLLARS \$ 75.00
 FOR 2% of Cost Estimate - Inspection fee

| ACCOUNT | | HOW PAID | |
|-------------------|------|-------------|-------|
| BEGINNING BALANCE | 75 - | CASH | |
| AMOUNT PAID | 75 - | CHECK | #1050 |
| BALANCE DUE | -0- | MONEY ORDER | |


BY A. Zappolo
Mina Mason, Secretary

DATE June 14, 1999 RECEIPT 039360
 RECEIVED FROM B-Clean Laundromat

John P. Zappale Secretary
RECEIPT

RECEIPT

J. Zappale
John P. Zappale Secretary
RECEIPT


Carmen Monaco
Active Auto Sales Inc.
Wholesale Automobiles
Bought and Sold
Office (914) 582-0199
Voice (914) 879-0305
Digital (914) 582-5050
224 Walsh Ave.
New Windsor, N.Y. 12553

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/16/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 99-5

NAME: B-CLEAN ADDITION

APPLICANT: BESSETTE, WILLIAM

| --DATE-- | MEETING-PURPOSE----- | ACTION-TAKEN----- |
|------------|-----------------------|---------------------|
| 06/11/1999 | PLANS STAMPED | APPROVED |
| 04/14/1999 | P.B. APPEARANCE | APPROVED SUB. TO |
| | . FIX PARKING SIZES - | NEED BOND ESTIMATE |
| | . APPROVED SUB. TO | |
| 03/17/1999 | WORK SHOP APPEARANCE | REVISE & RET. TO WS |
| 03/10/1999 | P.B. APPEARANCE | REVISE & RETURN |

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/16/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-5
NAME: B-CLEAN ADDITION
APPLICANT: BESSETTE, WILLIAM

| --DATE-- | DESCRIPTION----- | TRANS | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|-------------------|--------|-----------|-----------|-----------|
| 03/08/1999 | REC. CK. #090 | PAID | | 750.00 | |
| 03/10/1999 | P.B. ATTY. FEE | CHG | 35.00 | | |
| 03/10/1999 | P.B. MINUTES | CHG | 49.50 | | |
| 03/24/1999 | P.B. ATTY. FEE | CHG | 35.00 | | |
| 03/24/1999 | P.B. MINUTES | CHG | 40.50 | | |
| 04/14/1999 | P.B. ATTY. FEE | CHG | 35.00 | | |
| 04/14/1999 | P.B. MINUTES | CHG | 18.00 | | |
| 06/10/1999 | P.B. ENGINEER | CHG | 409.50 | | |
| 06/16/1999 | RET. TO APPLICANT | CHG | 127.50 | | |
| | | TOTAL: | 750.00 | 750.00 | 0.00 |

L.R. 6/16/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/16/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 99-5

NAME: B-CLEAN ADDITION

APPLICANT: BESSETTE, WILLIAM

| --DATE-- | DESCRIPTION----- | TRANS | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|------------------------|--------|-----------|-----------|-----------|
| 06/10/1999 | SITE PLAN APPROVAL FEE | CHG | 100.00 | | |
| 06/11/1999 | REC. CK. #1051 | PAID | | 100.00 | |
| | | TOTAL: | 100.00 | 100.00 | 0.00 |

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/16/1999

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LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 99-5
NAME: B-CLEAN ADDITION
APPLICANT: BESSETTE, WILLIAM

| --DATE-- | DESCRIPTION----- | TRANS | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|------------------|--------|-----------|-----------|-----------|
| 06/10/1999 | 2% OF COST EST. | CHG | 75.00 | | |
| 06/11/1999 | REC. CK. #1050 | PAID | | 75.00 | |
| | | | ----- | ----- | ----- |
| | | TOTAL: | 75.00 | 75.00 | 0.00 |

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/16/1999

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 99-5

NAME: B-CLEAN ADDITION

APPLICANT: BESSETTE, WILLIAM

| | DATE-SENT | ACTION----- | DATE-RECD | RESPONSE----- |
|------|------------|--------------------------------|------------|------------------|
| ORIG | 03/08/1999 | EAF SUBMITTED | 03/08/1999 | WITH APPLICATION |
| ORIG | 03/08/1999 | CIRCULATE TO INVOLVED AGENCIES | / / | |
| ORIG | 03/08/1999 | LEAD AGENCY DECLARED | 03/24/1999 | TOOK L.A. |
| ORIG | 03/08/1999 | DECLARATION (POS/NEG) | 04/14/1999 | DECL. NEG DEC |
| ORIG | 03/08/1999 | SCHEDULE PUBLIC HEARING | / / | |
| ORIG | 03/08/1999 | PUBLIC HEARING HELD | / / | |
| ORIG | 03/08/1999 | WAIVE PUBLIC HEARING | 03/24/1999 | WAIVED PH |
| ORIG | 03/08/1999 | AGRICULTURAL NOTICES | / / | |

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/14/1999

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 99-5

NAME: B-CLEAN ADDITION

APPLICANT: BESSETTE, WILLIAM

| | DATE-SENT | AGENCY----- | DATE-RECD | RESPONSE----- |
|------|------------|-------------------|------------|--------------------|
| REV2 | 04/08/1999 | MUNICIPAL HIGHWAY | 04/12/1999 | APPROVED |
| REV2 | 04/08/1999 | MUNICIPAL WATER | 03/25/1999 | APPROVED |
| REV2 | 04/08/1999 | MUNICIPAL SEWER | / / | |
| REV2 | 04/08/1999 | MUNICIPAL FIRE | 04/08/1999 | APPROVED |
| REV1 | 03/17/1999 | MUNICIPAL HIGHWAY | 03/22/1999 | APPROVED |
| REV1 | 03/17/1999 | MUNICIPAL WATER | 04/08/1999 | SUPERSEDED BY REV2 |
| REV1 | 03/17/1999 | MUNICIPAL SEWER | 04/08/1999 | SUPERSEDED BY REV2 |
| REV1 | 03/17/1999 | MUNICIPAL FIRE | 03/22/1999 | APPROVED |
| ORIG | 03/08/1999 | MUNICIPAL HIGHWAY | 03/09/1999 | APPROVED |
| ORIG | 03/08/1999 | MUNICIPAL WATER | 03/17/1999 | SUPERSEDED BY REV1 |
| ORIG | 03/08/1999 | MUNICIPAL SEWER | 03/15/1999 | APPROVED |
| ORIG | 03/08/1999 | MUNICIPAL FIRE | 03/09/1999 | APPROVED |

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$

MULTI-FAMILY SITE PLANS:

 UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$

 UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$

TOTAL ESCROW PAID:.....\$

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 (1)

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B.

TOTAL OF A & B: \$

~~RECREATION FEE (MULTI-FAMILY)~~

~~\$500.00 PER UNIT~~

~~NUMBER OF UNITS~~

@ \$500.00 EA. EQUALS: \$

SITE IMPROVEMENT COST ESTIMATE: \$ 3,765.50

2% OF COST ESTIMATE \$ EQUALS \$ 75.00 (2)

TOTAL ESCROW PAID:.....\$

TO BE DEDUCTED FROM ESCROW:

RETURN TO APPLICANT: \$

ADDITIONAL DUE: \$



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765

MEMORANDUM

9 June 1999

TO: MYRA MASON, P.B. SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

A handwritten signature in dark ink, appearing to read 'mje', is located to the right of the 'FROM' line.

**SUBJECT: B-CLEAN SITE PLAN
NWPB NO. 99-5**

I have reviewed the revised plan for the subject application as prepared by Cuomo Engineering. Please note the following comments:

1. In my comments to the Planning Board dated 14 April 1999 I noted that the handicapped sign detail was in contradiction to the State Code requirements. The required correction **has not** been accomplished.
2. The plan notes a 300W HPS Flood at 14' mounting height. The submitted information indicates a 70W HPS Cobrahead Luminaire. It is my understanding from the Planning Board discussions that the Luminaire type is the acceptable type. I would suggest that the plan be corrected to match this selection.
3. The balance of the corrections requested on the plans have been successfully accomplished.
4. Regarding the cost estimate, I have made some corrections and the revised amount is noted on the attached sheet.

I have included a printout of the billing for our office for this project. If you need any additional information regarding this project, please contact me.

CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT
2005 D STREET, BUILDING #704
NEW WINDSOR, NY 12553
PHONE # 914-567-0063
FAX # 914-567-9145

DATE: 5/27/99
TO: New Windsor Planning Board
RE: Estimate for "Be Clean"
JOB #: 999065

Estimate is as follows...

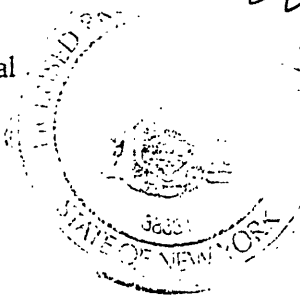
| | | |
|---------------------------------------------------|------------------------|---------|
| 1 Light including installation @ \$400 | = \$ 400.00 | 900.00 |
| 1,677 Ft ² of Blacktop @ 1.50 PSF | = \$2,515.50 | |
| Striping @ \$200 | = \$ 200.00 | |
| Total | = \$3,115.50 | |
| Handicapped sign/space | | 150.00 |
| | | <hr/> |
| | | 3765.50 |

Paul V. Cuomo PE

Paul V. Cuomo

insp fee = \$75

Seal



AS OF: 06/09/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99- 5

FOR WORK DONE PRIOR TO: 06/09/99

| | | | | | | | | | | -----DOLLARS----- | | | |
|-------------|--------|----------|------|------|-----|----------------------|-------|------|--------|-------------------|---------|---------|--|
| TASK-NO | REC | --DATE-- | TRAN | EMPL | ACT | DESCRIPTION----- | RATE | HRS. | TIME | EXP. | BILLED | BALANCE | |
| 99-5 | 146977 | / / | TIME | MJE | MC | | 0.00 | 0.00 | 0.00 | | | | |
| 99-5 | 142534 | 02/03/99 | TIME | RDM | PA | 11 WHEELER AVE | 75.00 | 0.50 | 37.50 | | | | |
| 99-5 | 142665 | 03/03/99 | TIME | MJE | WS | LUCAS CLEANERS | 75.00 | 0.50 | 37.50 | | | | |
| 99-5 | 142802 | 03/10/99 | TIME | MCK | CL | B CLEAN LAUND/TRC | 28.00 | 0.50 | 14.00 | | | | |
| 99-5 | 144548 | 03/10/99 | TIME | MJE | MC | B CLEAN S/P | 75.00 | 0.50 | 37.50 | | | | |
| 99-5 | 145484 | 03/17/99 | TIME | MJE | WS | B-CLEAN | 75.00 | 0.50 | 37.50 | | | | |
| 99-5 | 143969 | 03/24/99 | TIME | MCK | CL | B-CLEAN LAUNDRY TRC | 28.00 | 0.50 | 14.00 | | | | |
| 99-5 | 144552 | 03/24/99 | TIME | MJE | MC | B CLEAN S/P | 75.00 | 0.50 | 37.50 | | | | |
| 99-5 | 146971 | 04/13/99 | TIME | MJE | MC | B-CLEAN | 75.00 | 0.50 | 37.50 | | | | |
| 99-5 | 145494 | 04/14/99 | TIME | MJE | MM | BCLEAN COND S/P APPL | 75.00 | 0.10 | 7.50 | | | | |
| 99-5 | 145863 | 04/14/99 | TIME | MCK | CL | B-CLEAN TRC | 28.00 | 0.50 | 14.00 | | | | |
| 99-5 | 145488 | 04/18/99 | TIME | MJE | MC | B-CLEAN S/P REVIEW | 75.00 | 0.50 | 37.50 | | | | |
| 99-5 | 145489 | 04/18/99 | TIME | MJE | MC | TC/LUCAS RE: B-CLEAN | 75.00 | 0.30 | 22.50 | | | | |
| 99-5 | 145490 | 04/18/99 | TIME | MJE | MC | LUCAS @ MHE OFFICE | 75.00 | 0.30 | 22.50 | | | | |
| | | | | | | | | | 357.00 | | | | |
| 99-5 | 148967 | 05/18/99 | | | | BILL 99-508 | | | | | -357.00 | | |
| | | | | | | | | | | | -357.00 | | |
| 99-5 | 150918 | 06/09/99 | TIME | MJE | MC | Final Plan & Est | 75.00 | 0.70 | 52.50 | | | | |
| TASK TOTAL | | | | | | | | | 409.50 | 0.00 | -357.00 | 52.50 | |
| GRAND TOTAL | | | | | | | | | 409.50 | 0.00 | -357.00 | 52.50 | |

B-CLEAN LAUNDRY (99-5) WALSH AVENUE

Mr. Paul Cuomo appeared before the board for this proposal.

MR. PETRO: Addition to an existing laundry business. We have reviewed this on 10th of March and March 24, 1999 proposes 24 x 20 addition to the existing building. Mr. Lucas, do you want to excuse yourself from this application?

MR. LUCAS: Yes, I do, I will make a couple comments but yes.

MR. PETRO: Where did we leave off last time?

MR. CUOMO: Where we left off with the parking lot, we wanted to extend it to give us enough room for the handicap access, it was too close to the, the handicapped access got into conflict with the parking lot, so we moved everything down, I think we moved it down 35 feet and then we put lighting down there.

MR. LUCAS: That's what I wanted to interject with the light they had a woman from Central Hudson was there today and he rents the pole already, they supply a pole for \$13 a month so he asked if he could do the same thing in the back and use a larger pole and larger light cause they rent it to him, it's \$13 a month. He asked me if he got a letter from them if that's possible because he'd rather do it that way. Did you ever hear that, Mark?

MR. EDSALL: Just the pole fixture rental, yeah, that's I believe that's how the Squire Village Destinta Theater was set up as rentals.

MR. LUCAS: I told him I'd bring it up, if that's all right with the board.

MR. EDSALL: As long as they provide the right light, doesn't matter who owns it. As long as it's the correct fixture, doesn't really matter who owns it.

MR. LANDER: Lot of times they'll give you a light that

is overbearing, it's glaring, it's a flood light and you go up to Colandrea, either Ford or the other one that will give you a headache, you wouldn't want to be on Clancy Avenue with that glare.

MR. LUCAS: Ask Central Hudson for the proper light.

MR. LANDER: Find out what fixture they are going to use and let Mark know.

MR. EDSALL: They can probably given the very small size of the rear parking area get away with just regular luminare rather than a big flood.

MR. PETRO: Mark, handicapped parking spot, I see he has 24 foot, shows 24 foot dimension there which is the building but he's not showing the handicapped, does he have a detail somewhere?

MR. EDSALL: On the left, there's a detail.

MR. PETRO: It's 18, not 19 there, Paul, do you see that, the length of the handicapped parking spot, you have it down on your detail, you need to correct that to 19 feet.

MR. CUOMO: All right.

MR. PETRO: I believe the widths are correct, Michael, 8 and 8?

MR. BABCOCK: Yes.

MR. PETRO: Crosshatch and the parking spot itself looks like the backout area now is sufficient as you moved all the parking down, the parking spots at the rear of the lot are correct, 9 x 20, I think 9 x 19 is required.

MR. BABCOCK: He's got 9 x 18 there too.

MR. EDSALL: On the bottom that's got to be fixed as well.

MR. PETRO: My map looks like a 20.

MR. BABCOCK: Parking spots in the rear, Paul, 9' x 18 should be 9 x 19.

MR. STENT: Still doesn't seem to be many things that have to be done. I declare a negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the B-Clean Laundry site plan amendment on Walsh Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

| | |
|-------------|---------|
| MR. ARGENIO | AYE |
| MR. STENT | AYE |
| MR. LANDER | AYE |
| MR. LUCAS | ABSTAIN |
| MR. PETRO | AYE |

MR. STENT: At this time, I'd like to grant final approval with a couple subject-to's, that Mr. Cuomo meet with the town engineer and make the corrections to the site plan and require parking spaces rather and grant final approval on the B-Clean Laundry site plan and bond estimates be submitted.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the B-Clean Laundry site plan amendment on Walsh Road with the subject-to's read in by Mr. Stent. We also have highway approval on 4/12/99 and fire approval on 4/8/99. Is there any other discussion from the board members? Is there any from the engineer?

MR. EDSALL: No.

MR. PETRO: Roll call.

ROLL CALL

April 14, 1999

18

| | |
|-------------|---------|
| MR. ARGENIO | AYE |
| MR. STENT | AYE |
| MR. LANDER | AYE |
| MR. LUCAS | ABSTAIN |
| MR. PETRO | AYE |

NEW WINDSOR GARDENS AMENDED SITE PLAN (99-7)

Mr. Paul Cuomo appeared before the board for this proposal.

MR. PETRO: Construction of addition for office and maintenance room.

MR. CUOMO: This is a site plan, the property is known as New Windsor Gardens, it was formally, I don't know, I forgot the name.

MR. LANDER: Robert Arms.

MR. CUOMO: Should of known, forgot all about it. Now, we have site plan survey from these people and they want to put a little maintenance building here, I think the dimensions are 10 x 16 and it's up in this portion of the site plan, we have added parking spaces 1, 2, 3, 4, 5 spaces, I put a blow-up here as suggested by town engineer, he suggested I put a blow-up here of the situation and that's all it really is, just this little maintenance building, they are going to use it for an office.

MR. PETRO: Point to it one more time, the building.

MR. CUOMO: Well, it's here, it's kind of small on the map.

MR. PETRO: Ten by sixteen?

MR. CUOMO: Yeah, they are going to use it for, let's see what they are going to use it for, proposed site plan for rental, they are going to use it for a rental office and it's got to be, naturally, it's got to be built with a footing and it can't be a shed, we're not going to put a shed up there and slide it on with a lift and all that, we're going to put a regular building up there.

MR. LANDER: What's existing there now right in front of that? I see a sidewalk, is that all going to be new there?

MR. CUOMO: Yeah, well, the sidewalk is there, but the configuration of the parking isn't right, it's changed that for the rental office.

MR. PETRO: We have fire approval on 4/6/99, which leads to my question, the parking spot that's closest to the north probably and the entry of the other parking lot to drive through there, there's no dimension, is it still 25 feet there for an aisle?

MR. CUOMO: Yeah, you mean over--

MR. LUCAS: Right at the end of the last parking lot.

MR. ARGENIO: That's addressed in note 2, is it not, isn't that what note 2 refers to, Mark?

MR. EDSALL: Yeah, 2A.

MR. ARGENIO: 2A, Mr. Chairman, I think Mr. Edsall's pointing that out, that that might be an issue.

MR. PETRO: Spaces must be shifted.

MR. ARGENIO: Correct, to the west.

MR. PETRO: Follow what we're talking about?

MR. CUOMO: You're talking about shifting these, there's a conflict.

MR. PETRO: How many feet was it?

MR. EDSALL: I don't know how many feet, I could probably scale it but the point is if he shifts them over and then just shows 24 foot minimum or 25 foot minimum, they can lay it out in the field.

MR. PETRO: Eliminate the first spot and put it on the other end.

MR. EDSALL: That would do it.

MR. CUOMO: Yeah, just take that out, we don't need it there, that will clear the whole problem up, yeah.

MR. LUCAS: Just eliminate or do you want to put five?

MR. CUOMO: We'll put it at the other end.

MR. LANDER: What's the structure going to be made out of?

MR. CUOMO: I didn't bring the file with me but the structure will be wood, but it will have a maybe block, I don't know what they are going to do, but it's going to be a permanent structure, it's going to have doors and windows and it's going to have--

MR. LANDER: Probably blend in with the rest of the buildings?

MR. CUOMO: Yeah, we'll design it, if I design it.

MR. PETRO: Paul, your parking lot signs also are wrong on the blowup that you have up in the corner.

MR. LANDER: 18 should be 19.

MR. CUOMO: I can fix that, make that 19.

MR. LANDER: Yes.

MR. CUOMO: No problem.

MR. PETRO: Why don't you discuss the zone line, Mark, and the note that needs to be added.

MR. EDSALL: Yeah, the plan doesn't have any bulk information on it at all now because it's an existing use, we might not need it, especially because this use is not permitted in either of the zones that the property is located in, but I do suggest that the zone line be shown, that the zones be identified and a note be put on recording the fact that it is a pre-existing non-conforming use and there are no bulk requirements, obviously, for either of the zones because just need to have the plan a little more informative for review in the future.

MR. PETRO: Can you work that out with the applicant if he comes?

MR. CUOMO: I'll go to the next workshop.

MR. EDSALL: Sure.

MR. PETRO: And you suggest that we do these corrections prior to final approval or think we can do it with the subject-to's?

MR. EDSALL: I don't believe any of the corrections are that significant that if you're willing to give conditional approval.

MR. PETRO: Move the one parking spot, got to change it to 19 and get the zone lines.

MR. CUOMO: Because it's a residential area.

MR. STENT: Make a motion to declare lead agency.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the New Windsor Gardens site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

| | |
|-------------|-----|
| MR. ARGENIO | AYE |
| MR. STENT | AYE |
| MR. LANDER | AYE |
| MR. LUCAS | AYE |
| MR. PETRO | AYE |

MR. STENT: I don't see any reason for public hearing on this small building that's being put up.

MR. ARGENIO: I don't either.

MR. STENT: Motion to waive.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment of the town local zoning law. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

| | |
|-------------|-----|
| MR. ARGENIO | AYE |
| MR. STENT | AYE |
| MR. LANDER | AYE |
| MR. LUCAS | AYE |
| MR. PETRO | AYE |

MR. PETRO: I don't think we're impacting any wetlands or disturbing any wildlife, so I think we can go with a negative dec.

MR. ARGENIO: Make that motion.

MR. LUCAS: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare negative dec for the New Windsor Gardens site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

| | |
|-------------|-----|
| MR. ARGENIO | AYE |
| MR. STENT | AYE |
| MR. LANDER | AYE |
| MR. LUCAS | AYE |
| MR. PETRO | AYE |

MR. PETRO: Bond estimate will have to be submitted to the town and you have the other items that we discussed but would someone like to do it?

MR. LANDER: Make a motion.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare final approval for the New Windsor Gardens site plan amendment, Robert Arms multi-family, subject to the parking area being straightened out, such as we discussed with the one space being moved to the west, the 18 being changed to 19 for the size of the parking lot, that the zoning lines being applied to the map in the manner that makes our engineer happy and that the bond estimate be made. Is there any further discussion? If not, roll call.

ROLL CALL

| | |
|-------------|-----|
| MR. ARGENIO | AYE |
| MR. STENT | AYE |
| MR. LANDER | AYE |
| MR. LUCAS | AYE |
| MR. PETRO | AYE |

MR. CUOMO: Bond estimate will be just for the parking.

MR. EDSALL: It's going to be very minor.

MR. CUOMO: It's not the building?

MR. EDSALL: No.

MR. CUOMO: Such a big building, you know.

MR. LUCAS: Don't push it, Paul, you got it approved.

MR. CUOMO: I know, okay.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

99-5

DATE PLAN RECEIVED: RECEIVED APR 8 - 1999

The maps and plans for the Site Approval



Subdivision _____ as submitted by

CUOMO Eng.

for the building or subdivision of

'B' CLEAN LAUNDRY ADDITION

has been

reviewed by me and is approved



disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

[Signature]
SANITARY SUPERINTENDENT

4/14/99
DATE



1763

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B-Clean-addition

has been

reviewed by me and is approved ☒

~~disapproved~~

~~If disapproved, please list reason~~

Shouldn't interfere with water service.

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

RESULTS OF **B. MEETING OF:** April 14, 1999

PROJECT: B- Clean Laundry **P.B.#** 99-5

LEAD AGENCY:

NEGATIVE DEC:

1. **AUTHORIZE COORD LETTER:** Y__ N__

M) S S) LA VOTE: A 4 N 0

2. **TAKE LEAD AGENCY:** Y__ N__

CARRIED: YES ☒ NO ☐

M) S VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M) S VOTE: A__ N__ **WAIVED:** Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M) S VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M) S VOTE: A__ N__ **APPROVED:** _____

M) S S) A VOTE: A 4 N 0 **APPROVED CONDITIONALLY:** 4-14-99

1 abstain (Lucas)

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

| |
|----------------------------------|
| <i>fix parking sizes on plan</i> |
| <i>Bond est. must be sub.</i> |
| |
| |
| |
| |
| |
| |

B-CLEAN LAUNDRY (99-5) WALSH ROAD

Mr. Paul Cuomo appeared before the board for this proposal.

MR. PETRO: Addition to an existing laundry and I believe this is the first time we have seen this?

MR. LUCAS: Yeah, this is my project, I'm going to represent the owners tonight, I'm going to do this addition, so I don't, I won't vote. You want me to step out?

MR. PETRO: No, just abstain.

MR. LUCAS: Okay.

MR. PETRO: The minutes have noted that Mr. Lucas made a disclaimer here and disqualified himself. Michael, you don't own the project, you're doing the work there?

MR. LUCAS: Correct.

MR. CUOMO: The name of this project is the B-Clean Laundry, I guess they're saying.

MR. LANDER: Where is this located at?

MR. CUOMO: Walsh Road, it's near, let's see, it's near that job I had with the Monaco's.

MR. LUCAS: Across the street from Freddy Thompson's.

MR. CUOMO: It's in the heart of Clancyville, whatever you want to call it, it's right in the heart.

MR. PETRO: Do they actually clean bees there?

MR. CUOMO: I think it's a term if you use their, you'll be clean, you'll become clean, I don't know, I don't even know the name of it. Now, this existing block building here and behind it is a frame addition to that, but after that, we have, our proposal is to put a new addition here coupled with a carport. Now, the new addition that we are proposing will be 24 x 20

and it will have a framed roof.

MR. LUCAS: 24 x 24, 2 x 6 construction, truss frame and it's just what it is, they have a contract with the city of Newburgh School District and there's no added employees, still the same, they don't have employees, just the husband and wife that own this and they clean and fold some of the laundry that they use in the cafeterias. So basically, they are going to use that for storage and just folding the laundry, just be one open room, the whole thing, no interior partitions.

MR. PETRO: Where the addition is going to be, is that displacing parking area, already existing there?

MR. CUOMO: No.

MR. PETRO: What's there now then?

MR. LUCAS: It's all paved but where Paul, where he had the addition, it's just like gravel.

MR. CUOMO: This is gravel area where we propose the addition.

MR. PETRO: It's gravel there now?

MR. CUOMO: It's just gravel.

MR. PETRO: Not being used for parking?

MR. CUOMO: No, no, we're not taking the place of any parking with this addition.

MR. PETRO: Mark, with the addition as it stands on the plan, is there enough required parking?

MR. EDSALL: I can't tell cause I have no information regarding square footages.

MR. CUOMO: Well, the only thing is though the carport supplies parking so we're not taking any parking away.

MR. LANDER: I don't know if you can use the carport as a parking space though. Are we in a R-4 zone here,

Paul?

MR. BABCOCK: Yes.

MR. LANDER: So this is non-conforming use.

MR. CUOMO: This is an expansion of non-conforming use.

MR. LANDER: 24 x 20 is that more than 30 percent of the existing building?

MR. LUCAS: No, it's less.

MR. CUOMO: Less, we've got our areas, we've got about 6,000 square feet here.

MR. LANDER: On the existing building?

MR. CUOMO: Yeah, with everything we're way over requirement on that, so you really wouldn't touch the parking is all along this side here, I have been down there on many occasions, not many, but the times I have been down there, I notice the parking everybody parks up along the side here.

MR. PETRO: Paul, I don't want to waste time with this because there's approximately ten items that are lacking from the plan, let me say this first. Our engineer can't calculate the parking requirements because of the lack of information on the plan. But so you're going to have to do that then we'll know whether there's enough parking instead of sitting here trying to guess by looking at some colored areas. Secondly, it's a non-conforming use and you're going, you cannot increase more than 30 percent. By looking at it quickly, it looks like you're going to be very close one way or the other, looks like you're going to make it, but you have to calculate that and give us the exact calculation. I would say that the carport area does not need to be fit in that calculation, I think just the building area and correct me if I am wrong.

MR. LUCAS: What it is for, Jim, when they pick up the, they want it so the van can pull inside, unload the van underneath the carport and pull back out.

MR. PETRO: What I am saying we don't need to calculate that as a building area.

MR. LUCAS: No, they'll park the van underneath there.

MR. PETRO: So just the 24 x 20 has to come within the 30 percent and you're going to have to calculate that out and he's going to check it, we can't do any of that without sizes of the buildings. So you've got a lot to do, you take one of the lists and you'll see all the things that you have to do.

MR. STENT: Mike, that addition that's on the back of the existing building, Mike Babcock, is that currently shown on this site plan for that or was that just something added on somewhere along the line?

MR. BABCOCK: We just noticed, actually I did notice that it says existing frame addition. So it's been there.

MR. STENT: Do we have that on the site plan now on file or--

MR. BABCOCK: I don't think there's any site plan on file.

MR. STENT: I'm just concerned, we have to take that into consideration, 30 percent of the originally masonry building put up 30 years ago.

MR. BABCOCK: I think the carport, Jim, I think, I thought you meant for parking calculation for the carport, it's ground coverage, so the carport would come into the 30 percent play. Looking at that, I don't know that they are going to have a problem with that, if they do, I think Paul needs to do some calculations so we know and whether the other addition needs to be calculated into it, also like Ed is saying, you know, if you're under that, then it doesn't matter anyway. But you need to supply parking for this even though there's no more additional employees, you need to supply a parking calculation for the addition, you know, if it's one per 200 or whatever it is, you still

have to have parking for that addition, you may have enough parking, but we just need to know that.

MR. CUOMO: But I have to have parking based on commercial zone or--

MR. BABCOCK: Yeah.

MR. CUOMO: I'm in a residential zone here.

MR. BABCOCK: Well, it's a personal service, wherever a personal service store would be allowed in the Town of New Windsor that's what the calculations go with.

MR. PETRO: Is there existing blacktop?

MR. CUOMO: Yeah, this is all blacktop in here.

MR. PETRO: I want to go over that one more time cause I'm not in full agreement with that, what you said. But I, to me, if they are not going to use that additional space granted it does have a roof on it, is that why you're saying it's coverage? But if that blacktop still goes around and you're going to park a car, you're saying that the large space is going to be part of the 30 percent, I don't know if I quite agree is the law stating that that is coverage or is that how we've always done it?

MR. LANDER: It has a roof.

MR. BABCOCK: It's ground.

MR. LANDER: How many sides?

MR. CUOMO: No sides, just open.

MR. LANDER: Now it's open, it's going to have a wall.

MR. ARGENIO: Do you know the legal interpretation of it, Mike?

MR. PETRO: That's what I'm asking.

MR. ARGENIO: What you're saying is not unreasonable.

MR. PETRO: They're not going to make it.

MR. BABCOCK: If he does the calculation and it's under the 30 percent, we don't even need to talk about it.

MR. PETRO: I'd like to know either way by looking at it he's going to be about 50%, especially if they take in the other condition.

MR. ARGENIO: What's going to be 30 percent, the other addition, the carport?

MR. PETRO: Carport and the addition.

MR. ARGENIO: It's going to be half, I agree.

MR. CUOMO: It's hard to tell.

MR. PETRO: You want to give that some thought?

MR. EDSALL: We'll look at the exact wording in the code and we'll straighten that out at the workshop.

MR. CUOMO: I'll calculate it like it's not there and then I'll calculate it like it is there.

MR. PETRO: What I'm saying just by looking, I don't have a calculator as a brain, but I can see you're over the 30 percent with it.

MR. CUOMO: Thirty percent of what?

MR. PETRO: The existing.

MR. LUCAS: He says it's going to be over 30 percent if you add the existing building and the addition.

MR. PETRO: Yeah, let them figure it out, you'll figure it out, then you'll know, I'm just saying in my opinion I don't think it should be calculated. But if the law says it's got to be calculate, it's a different story. I think the rest of the members agree.

MR. LANDER: Absolutely.

MR. PETRO: Mike, I see again we don't have anything to mention, but the side yard would be a moot point because it's going to be continuing with the non-conformity, correct?

MR. BABCOCK: That's correct, he doesn't have a measurement.

MR. PETRO: Looks like it's in line.

MR. BABCOCK: It appears to be.

MR. CUOMO: I've got a measurement, it's five feet.

MR. BABCOCK: You need to put it on the plan so we know you're not getting any closer.

MR. CUOMO: I've got a dimension, that is a dimension, five feet.

MR. BABCOCK: That's on the existing masonry building, but not on the addition.

MR. CUOMO: It should be the same so the proposal will be the same.

MR. EDSALL: Five foot to the fence or five foot to the building?

MR. CUOMO: It's five foot to the fence. I've got a survey, I've got a very detailed survey.

MR. PETRO: Paul, also when you come back, you have a little laundry list that you have to do, I want to see some lighting.

MR. CUOMO: What about wall packs?

MR. PETRO: I'm not sure what kind.

MR. CUOMO: I've got it.

MR. PETRO: So all the neighbors aren't going to be screaming and we're going to be going to a public

hearing, so come up with some lighting and just let us know where the drainage is going to go.

MR. CUOMO: Okay.

MR. PETRO: Should be something, sheet flow to the rear, where does the drainage go?

MR. CUOMO: From my first looking at it, just drains right out, it's not going to increase.

MR. STENT: Is there a mobile home on that property?

MR. CUOMO: Yeah, well, not on the property, there's a mobile home on the other property.

MR. LANDER: Anybody living in the mobile home?

MR. STENT: Not in the back.

MR. LUCAS: No, see on the other side, there's a mobile home there and there's nobody in it.

MR. LANDER: Nobody lives in the mobile home?

MR. LUCAS: No.

MR. CUOMO: There's a mobile home right here and there's a house here and a mobile home and then back here is the Clancy Avenue.

MR. PETRO: I'd like to see a lot of landscaping in the front of this building, too.

MR. LUCAS: Thin trees.

MR. PETRO: Paul, listen, you have a pretty good idea, please start with Mark's list, take our comments under review and come back with a little better plan, please.

MR. CUOMO: More complete, absolutely, okay.

MR. STENT: Check, Paul, on the old addition that was put on there that's pre-existing in the back, make sure the permit issued to add that on there.

MR. CUOMO: Wait a minute, you mean this little addition?

MR. STENT: Little wing on the back there.

MR. CUOMO: What about it?

MR. STENT: Make sure there's a plan and permit issued.

MR. LUCAS: I'm sure that was a long time ago.

MR. CUOMO: No plan, no C.O., no nothing.

MR. PETRO: First site plan ever submitted with no dimensions on it and no name.

MR. CUOMO: There's dimensions on it.

MR. PETRO: There was a five foot, we saw that.

MR. CUOMO: I'll check on that but I doubt if there's anything.

MR. STENT: If not, that's considered part of the coverage.

MR. BABCOCK: If the existing addition predates zoning, it doesn't have to be counted, that's the key and the carport according to this is all structures, it's definitely a structure.

MR. PETRO: All structures?

MR. BABCOCK: Right.

MR. STENT: By definition that's a structure?

MR. EDSALL: That's the way the code reads.

MR. PETRO: Okay.

MR. LANDER: So when is the date for zoning?

MR. BABCOCK: '66, so if the addition was on before

'66, it doesn't get counted. If it was after, you have to just put it in.

MR. CUOMO: I'll check that out. I doubt very much that it exists but we'll check it out, thank you.

MR. PETRO: If the increase is more than 30 percent, does he have to go to the Zoning Board?

MR. BABCOCK: Yes.

MR. LUCAS: No, then he won't want the carport, he's willing to sacrifice the carport.

MR. PETRO: He should probably plan on that.

MR. BABCOCK: Maybe make it smaller.

MR. LUCAS: But looking at the calculation when we measured the calculations, it's well under even with the carport.

MR. CUOMO: If this addition, this little addition, this is a, I'm going to calculate the area of the existing building, right?

MR. LUCAS: And the addition.

MR. CUOMO: And then I'm going to see adding on this is a bigger percentage than 30.

MR. EDSALL: But you have to first check to see if the original decision predates zoning or doesn't. If it predates zoning, it's considered part of the original building, if it was constructed.

MR. CUOMO: If it predates zoning, it's part of the addition.

MR. BABCOCK: It's part of the original building.

MR. ARGENTIO: Part of the original building, 1966.

MR. CUOMO: But if it's after zoning, then it's--

MR. BABCOCK: Part of the 30 percent expansion.

MR. CUOMO: In other words then it becomes an expansion?

MR. BABCOCK: Right.

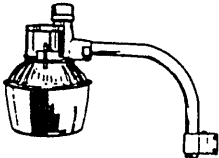
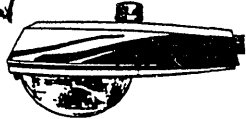
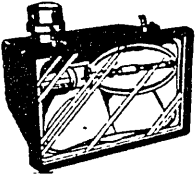
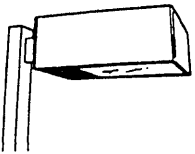
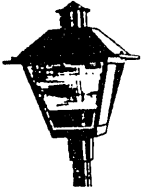
MR. CUOMO: And you don't want to go with an expansion onto another expansion.

MR. BABCOCK: Somebody would come in each year and get another 30 percent or each month.

MR. CUOMO: Well, we can keep coming back.

MR. PETRO: Paul, my kids are getting old, I want to see them.

2

| FIXTURE TYPE | LAMP TYPE | LAMP WATTS | LUMENS | AREA OF ILLUMINATION | PRICE | COMMENTS |
|--------------------------------------------------------------------------------------------------------------------|-----------|------------|---------|------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  POLE MOUNTED AREA LIGHT | HPS | 70 | 5,800 | circle with 50' radius | \$ 9.99 | Requires mounting on utility pole. Good for general area lighting. |
|  COBRAHEAD LUMINAIRE | HPS | 70 | 5,800 | 30'x70' | \$ 9.99 | Fixture mounted on existing utility pole. |
| | HPS | 150 | 16,000 | 60'x120' | 14.69 | Classic roadway fixture. |
| | HPS | 250 | 27,000 | 100'x200' | 18.82 | |
| | HPS | 400 | 50,000 | 200'x300' | 24.34 | |
| | HPS | 1000 | 140,000 | 350'x550' | 40.56 | |
|  POLE MOUNTED FLOODLIGHT | MH | 400 | 36,000 | 60'x120' | \$18.60 | Used where color rendering is critical. Good application for facade lighting. (For non-residential applications) |
| | MH | 1000 | 110,000 | 60'x120' | 32.40 | |
|  CUTOFF RECTANGULAR | MH | 175 | 14,000 | 30'x160' | \$22.90 | This fixture includes a 35' fiberglass pole. Used in parking lots and street lighting. Requires underground service. (25 feet supplied with fixture; additional underground service extra) |
| | MH | 250 | 20,500 | 30'x180' | 27.75 | |
|  COLONIAL POST-TOP LUMINAIRE | HPS | 70 | 5,800 | circle with 30' radius | \$13.45 | This fixture includes a 20' fiberglass pole. Used in residential areas and walkways. Requires underground service. (25 feet supplied with fixture; additional underground service extra) |

NOTES:

MH - Metal halide, HPS - High pressure sodium

An average 60 watt incandescent lamp provides 800 lumens.

Higher wattage fixtures provide higher illumination levels. "Area of Illumination" refers to minimum recommended illumination levels.

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B

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To choose the right light for your needs consult the chart on the reverse side. High Pressure Sodium (HPS) is light that is slightly yellow, while Metal Halide (MH) is a whiter light. Higher wattage lamps provide brighter light in the areas indicated on the chart. Fill out the application by sketching in your property and light location, fold, seal and mail to Central Hudson.

If you have a question, call the Central Hudson Marketing Division:

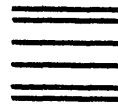
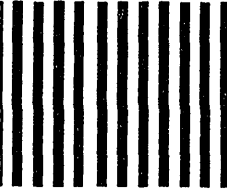
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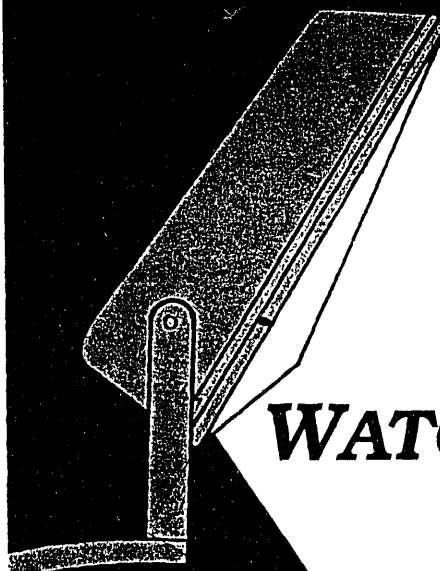


Cathy M. Doyle
Energy Marketing Specialist
Lower Hudson Division

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Central Hudson Account # _____
(needed to process request)

Address _____

City _____ State _____ Zip _____

(Please choose from offerings on adjacent page.)

Fixture type requested _____

Lamp type ☐ HPS ☐ MH

Lamp watts _____

Total fixtures requested _____

Is new fixture to be mounted on existing utility pole?

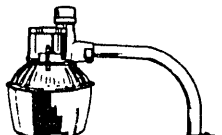
☐ Yes ☐ No

If yes, please provide pole number(s) _____

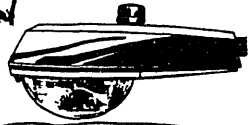
Use space below to describe the area to be illuminated as well as proposed fixture placements. Please include approximate distances, structures, roads, existing poles and any other pertinent information.

Please use the space below for your illustration. (Draw over the faded example. Please use black ink.)

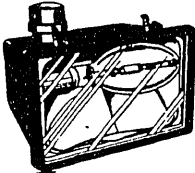
Detach Here, Refold, and Tape Closed for Mailing.

| FIXTURE TYPE | LAMP TYPE | LAMP WATTS | LUMENS | AREA OF ILLUMINATION | PRICE | COMMENTS |
|----------------------------------------------------------------------------------|-----------|------------|--------|------------------------|----------|--------------------------------------------------------------------|
|  | HPS | 70 | 5,800 | circle with 50' radius | \$ 9 .99 | Requires mounting on utility pole. Good for general area lighting. |

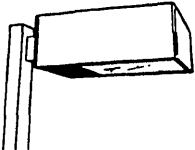
POLE MOUNTED
AREA LIGHT

| | | | | | | |
|----------------------------------------------------------------------------------|-----|------|---------|-----------|---------|-----------------------------------------------------------------------|
|  | HPS | 70 | 5,800 | 30'x70' | \$ 9.99 | Fixture mounted on existing utility pole. Classic roadway fixture. |
| | HPS | 150 | 16,000 | 60'x120' | 14.69 | |
| | HPS | 250 | 27,000 | 100'x200' | 18.82 | |
| | HPS | 400 | 50,000 | 200'x300' | 24.34 | |
| | HPS | 1000 | 140,000 | 350'x550' | 40.56 | |

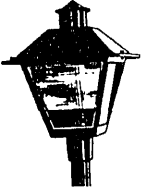
COBRAHEAD
LUMINAIRE

| | | | | | | |
|----------------------------------------------------------------------------------|----|------|---------|----------|---------|------------------------------------------------------------------------------------------------------------------|
|  | MH | 400 | 36,000 | 60'x120' | \$18.60 | Used where color rendering is critical. Good application for facade lighting. (For non-residential applications) |
| | MH | 1000 | 110,000 | 60'x120' | 32.40 | |

POLE MOUNTED
FLOODLIGHT

| | | | | | | |
|-----------------------------------------------------------------------------------|----|-----|--------|----------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | MH | 175 | 14,000 | 30'x160' | \$22.90 | This fixture includes a 35' fiber-glass pole. Used in parking lots and street lighting. Requires underground service. (25 feet supplied with fixture; additional underground service extra) |
| | MH | 250 | 20,500 | 30'x180' | 27.75 | |

CUTOFF RECTANGULAR

| | | | | | | |
|-------------------------------------------------------------------------------------|-----|----|-------|------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | HPS | 70 | 5,800 | circle with 30' radius | \$13.45 | This fixture includes a 20' fiber-glass pole. Used in residential areas and walkways. Requires underground service. (25 feet supplied with fixture; additional underground service extra) |
|-------------------------------------------------------------------------------------|-----|----|-------|------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

COLONIAL POST-TOP
LUMINAIRE

NOTES:

MH - Metal halide, HPS - High pressure sodium

An average 60 watt incandescent lamp provides 800 lumens.

Higher wattage fixtures provide higher illumination levels. "Area of Illumination" refers to minimum recommended illumination levels.

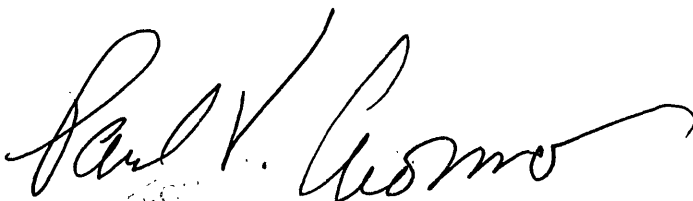
CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT
2005 D STREET, BUILDING #704
NEW WINDSOR, NY 12553
PHONE # 914-567-0063
FAX # 914-567-9145

DATE: 5/27/99
TO: New Windsor Planning Board
RE: Estimate for "Be Clean"
JOB #: 999065

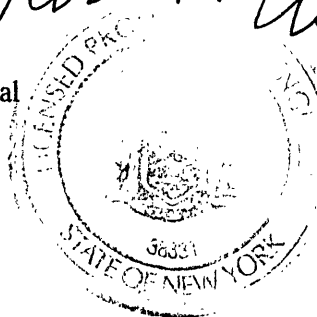
Estimate is as follows...

| | |
|----------------------------------------------|------------------|
| 1 Light including installation @ \$400 | = \$ 400.00 |
| 1,677 Ft ² of Blacktop @ 1.50 PSF | = \$2,515.50 |
| Striping @ \$200 | = \$ 200.00 |
| Total | = \$3,115.50 +/- |

Paul V. Cuomo PE



Seal



①
Tape 1 & 2
Together

TO CENTRAL HUDSON:

I am ready to sign up for my Night Watchman security/area light! If you need any further information to process my request you can reach me at:

Name (please print) _____

Telephone _____ Best time to call _____

Central Hudson Account # _____
(needed to process request)

Address _____

City _____ State _____ Zip _____

(Please choose from offerings on adjacent page.)

Fixture type requested _____

Lamp type ☐ HPS ☐ MH

Lamp watts _____

Total fixtures requested _____

Is new fixture to be mounted on existing utility pole?

☐ Yes ☐ No

If yes, please provide pole number(s) _____

Use space below to describe the area to be illuminated as well as proposed fixture placements. Please include approximate distances, structures, roads, existing poles and any other pertinent information.

Please use the space below for your illustration. (Draw over the faded example. Please use black ink.)

Detach Here, Refold, and Tape Closed for Mailing.

RESULTS OF MEETING OF: March 4, 1999

PROJECT: "B" Clean Laundry P.B.# 99-5

LEAD AGENCY: Lucas abstain

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__
2. TAKE LEAD AGENCY: Y ☒ N__

M)__ S)__ VOTE: A__ N__
CARRIED: YES__ NO__

M) S S LN VOTE: A 4 N 0
CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) A S LN VOTE: A 4 N 0 WAIVED: Y ☒ N__

SCHEDULE P.H. Y__ N ☒ Lucas abstain

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

| |
|------------------------------------------------------|
| <u>Parking spaces to say "paved"</u> |
| <u>shift parking spaces to allow 25' for backout</u> |
| <u>Need lighting</u> |
| |
| |
| |
| |
| |
| |



Active Auto Sales

120 WALSH AVENUE NEW WINDSOR, NEW YORK 12553 PHONE 914-562-0199

To the members of the Town of New Windsor
Planning board,

I am a neighbor of B-Clean Cleaners on Walsh Rd.
I am located on the west side and our properties run together
from Walsh Rd. to Clawcy Ave. the owners of B-Clean have
informed me of their intent to build a 20x24 addition to
the rear of their building. I am in favor of this addition.
Not only will it clean up the existing building, but it will
be more appealing from my property. B-Clean is a good
neighbor and keeps their property well maintained. I would
have come personally but had prior plans. I give this
project my blessing. If you have any questions please
feel free to contact me.

Thank you.

RESULTS OF B. MEETING OF : March 10, 1999

PROJECT: B-Clear Laundry **P.B.#** 99-5

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A___ N___

2. TAKE LEAD AGENCY: Y___N___

CARRIED: YES NO

M)___S)___ VOTE: A___N___

CARRIED: YES NO

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y__N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES___ NO___

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y_____ N_____

DISCUSSION/APPROVAL CONDITIONS:

Address Mark's comments and return to W.S.

Check if Carport is part of coverage

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: April 13, 1999

SUBJECT: B Clean Laundry

Planning Board Reference Number: PB-99-5

Dated: 8 April 1999

Fire Prevention Reference Number: FPS-99-016

A review of the above referenced subject site plan was conducted on 12 April 1999.

This site plan is acceptable.

Plans Dated: 8 April 1999 Revision 3

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name.

Robert F. Rodgers; c.c.a.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-5

DATE PLAN RECEIVED: RECEIVED MAR 17 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

B - Clean Country _____ has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason

Property is being fed from town water
any changes in water service call
water dept.

HIGHWAY SUPERINTENDENT _____ DATE _____

James D. D. V. 3-25-99
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-5

DATE PLAN RECEIVED: RECEIVED APR 8 - 1999

RECEIVED

APR 12 1999

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved _____.

If disapproved, please list reason _____

W. James Calla 4/12/99
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF _____

P/B # 99 - 5

WORK SESSION DATE: 4-8-99

APPLICANT RESUB.
REQUIRED: _____

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: B CLEAN

PROJECT STATUS: NEW _____ OLD ✓

REPRESENTATIVE PRESENT: YES CUOMO

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. _____
ENGINEER _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

How High is LIGHT POLE

SIZE OF PARKING

H.C. SIGN AND DETAIL

SIZE OF NEW PAVING

APP. BOX

4MJE91 pbwsform



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **99-5**

DATE PLAN RECEIVED: RECEIVED MAR - 8 1999

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

Cuomo Eng. for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

John P. [Signature] 3/15/99
SANITARY SUPERINTENDENT DATE

INTER OFFICE CORRESPONDENCE

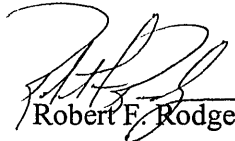
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: B Clean Laundromat
DATE: 22 March, 1999

Planning Board Reference Number: PB-99-005
Dated: 17 March 1999
Fire Prevention Reference Number: FPS-99-010

A review of the above referenced subject site plan was conducted on 22 March 1999.

This site plan is acceptable.

Plans Dated: 15 March 1999, Revision 2


Robert F. Rodgers



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-5

DATE PLAN RECEIVED: RECEIVED MAR 17 1999

RECEIVED

MAR 22 1999

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 3/22/99
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

99-J

WORK SESSION DATE:

17 March 99

APPLICANT RESUB.

REQUIRED:

new plans

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

B-Clean Laundry

PROJECT STATUS: NEW

OLD

X

REPRESENTATIVE PRESENT:

Pvc, Mike Lucas

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

bulk wrong -

need pkg calc. 1 per 4 machines

space

cant have dining pke

reg parking must be paved.

lanes must be 20'

Sign "parking 15 rear"

CLOSING STATUS

Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: March 9, 1999

SUBJECT: B-Clean Laundromat

Planning Board Reference Number: PB-99-5

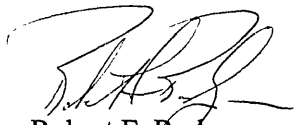
Dated: 8 March 1999

Fire Prevention Reference Number: FPS-99-008

A review of the above referenced subject site plan was conducted on 9 March 1999.

This site plan is acceptable.

Plans Dated: Not Dated.

A handwritten signature in black ink, appearing to read 'R. Rodgers', is written over the printed name.

Robert F. Rodgers; c.c.a.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-5

DATE PLAN RECEIVED: RECEIVED MAR - 8 1999

RECEIVED

MAR 09 1999

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 3/9/99
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 13 Block 2 Lot 4

1. Name of Project B - CLEAN ADDITION

2. Owner of Record Same Phone _____

Address: WALSH AVE NY
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant William Bessette Phone 569-0324

Address: 230 Walsh Ave. New Windsor, N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan PAULY CUOMO Phone 567-0063

Address: STEWART INT AIRPORT NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

PAUL CUOMO 567-0063
(Name) (Phone)

7. Project Location:

On the WEST side of WALSH RD _____ feet
(Direction) (Street) (No.)
_____ of _____
(Direction) (Street)

8. Project Data: Acreage 0.228 Zone R4 School Dist. NEW BOUGH

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

RECEIVED MAR - 8 1999

99-5

9. Is this property within Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.)
LAUNDRY ADDITION
AND GARAGE

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

8th DAY OF March 1999

William Besette
APPLICANT'S SIGNATURE

Deborah Green
NOTARY PUBLIC
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1999

WILLIAM BESSETTE
Please Print Applicant's Name as Signed

*****Commission Expires July 15, 1999*****

TOWN USE ONLY:

RECEIVED MAR - 8 1999

DATE APPLICATION RECEIVED

99-5

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT

(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

William Besette, deposes and says that he resides
(OWNER)

at 230 Walsh Ave. New Windsor in the County of Orange
(OWNER'S ADDRESS)

and State of N.Y. and that he is the owner of property tax map

(Sec. _____ Block _____ Lot _____)
designation number (Sec. 13 Block 2 Lot 4) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

PAUL V. CUDMO P.E.
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: _____

W. Ke Lucas
Witness' Signature

William Besette
Owner's Signature

Applicant's Signature if different than owner

Paul V. Cudmo
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED MAR - 8 1999

99-5

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1. APPLICANT /SPONSOR | 2. PROJECT NAME B-CLEAR |
| 3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) WALSH ROAD | |
| 5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: EXTENSION | |
| 7. AMOUNT OF LAND AFFECTED: Initially 0.228 acres Ultimately _____ acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly NON-CONFORMING EXPANSION | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals PLANNING BOARD | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE | |
| Applicant/sponsor name: PAUL V. CUOMO | Date: 3/13/99 |
| Signature: Paul V. Cuomo | |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

RECEIVED MAR - 8 1999

09-5

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. _____ Site Plan Title
2. ☒ _____ Provide 4" wide X 2" high box directly above title block
(preferably lower right corner) for use by Planning Board in
affixing Stamp of Approval (ON ALL PAGES OF SP)
3. _____ Applicant's Name(s)
4. _____ Applicant's Address
5. ☒ _____ Site Plan Preparer's Name
6. ☒ _____ Site Plan Preparer's Address
7. ☒ _____ Drawing Date
8. _____ Revision Dates
9. _____ Area Map Inset and Site Designation
10. _____ Properties within 500' of site
11. _____ Property Owners (Item #10)
12. ☒ _____ Plot Plan
13. ☒ _____ Scale (1" = 50' or lesser)
14. ☒ _____ Metes and Bounds
15. ☒ _____ Zoning Designation
16. ☒ _____ North Arrow
17. _____ Abutting Property Owners
18. _____ Existing Building Locations
19. ☒ _____ Existing Paved Areas
20. ☒ _____ Existing Vegetation
21. ☒ _____ Existing Access & Egress

PROPOSED IMPROVEMENTS

- 22. ☒ Landscaping
- 23. ☐ Exterior Lighting
- 24. ☐ Screening
- 25. ☒ Access & Egress
- 26. ☒ Parking Areas
- 27. ☐ Loading Areas
- 28. ☐ Paving Details (Items 25 - 27)
- 29. ☐ Curbing Locations
- 30. ☐ Curbing through section
- 31. ☐ Catch Basin Locations
- 32. ☐ Catch Basin Through Section
- 33. ☐ Storm Drainage
- 34. ☐ Refuse Storage
- 35. ☐ Other Outdoor Storage
- 36. ☐ Water Supply
- 37. ☐ Sanitary Disposal System
- 38. ☐ Fire Hydrants
- 39. ☒ Building Locations
- 40. ☒ Building Setbacks
- 41. ☐ Front Building Elevations
- 42. ☐ Divisions of Occupancy
- 43. ☐ Sign Details
- 44. ☒ Bulk Table Inset
- 45. ☐ Property Area (Nearest 100 sq. ft.)
- 46. ☐ Building Coverage (sq. ft.)
- 47. ☐ Building Coverage (% of total area)
- 48. ☐ Pavement Coverage (sq. ft.)
- 49. ☐ Pavement Coverage (% of total area)
- 50. ☐ Open Space (sq. ft.)
- 51. ☐ Open Space (% of total area)
- 52. ☐ No. of parking spaces proposed
- 53. ☐ No. of parking spaces required

RECEIVED MAR - 8 1999

99-5

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

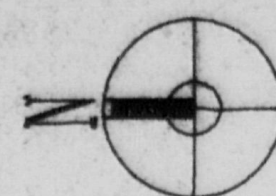
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  13 MARCH 99
Licensed Professional Date

SITE



TYPICAL H.C. Parking Details

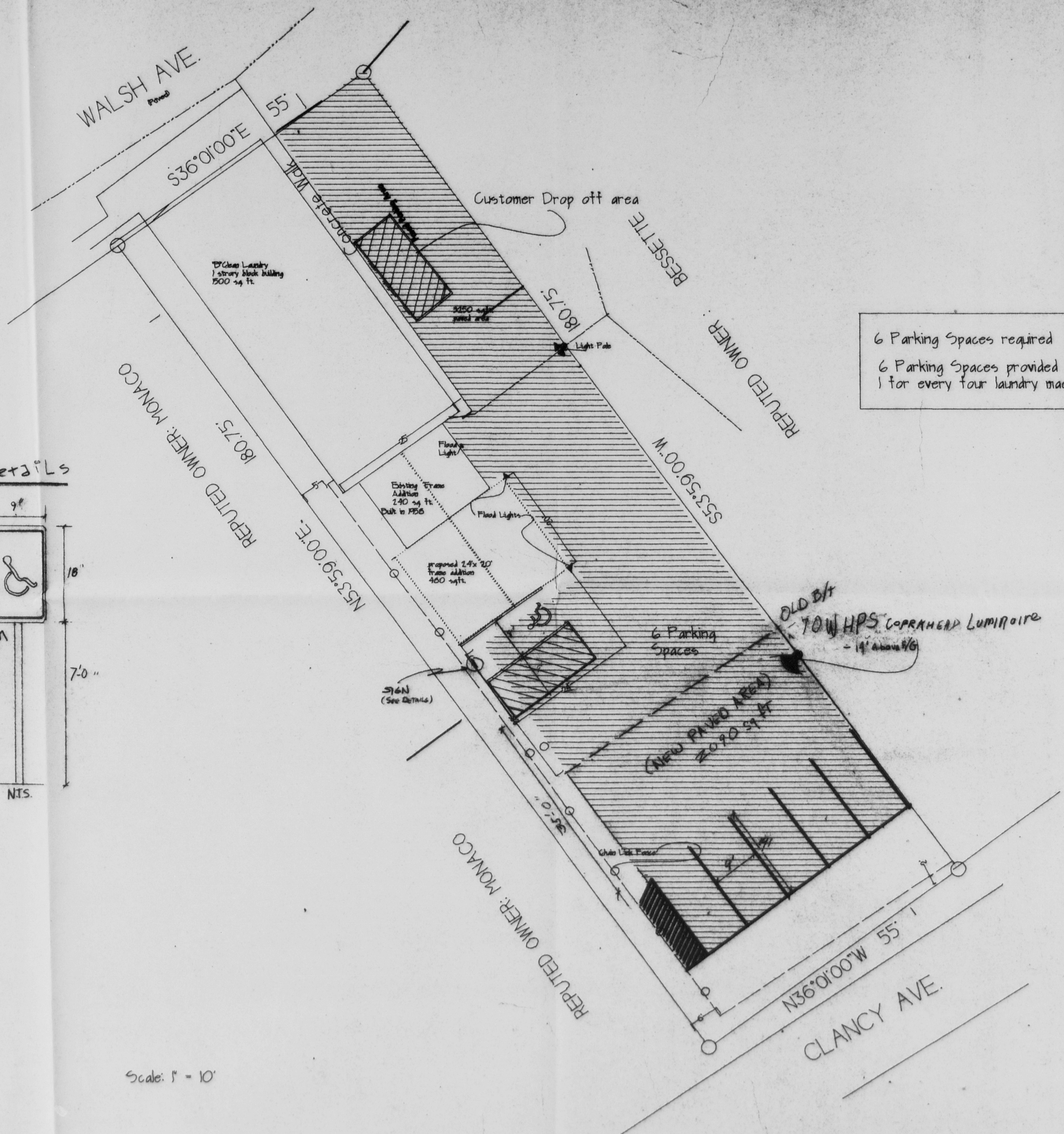


Scale: 1/4" = 1'



NTS.

Scale: 1" = 10'



6 Parking Spaces required
6 Parking Spaces provided
1 for every four laundry machines

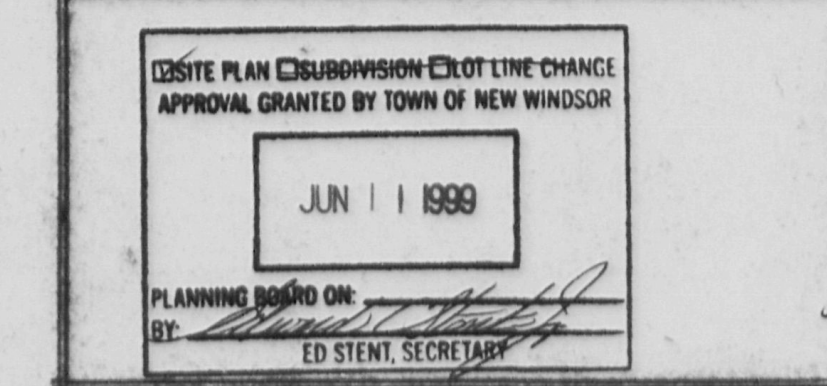
| BULK TABLE NC-1 | | |
|-----------------|--------|------------|
| NON-CONFORM | REQD * | PROVD |
| LOT AREA | 10,000 | 9,941 SF** |
| WIDTH | 100' | 55' ** |
| FRT YARD | 40' | 0' ** |
| SIDE YARD | 15/35' | 6.8' ** |
| REAR YD. | 15' | 8.3' + |
| ST. FRT. | N/A | |
| MAX HT. | 35' | 12' |
| FLR AREA RAT | 1 | |
| MIN LIV AREA | N/A | |
| DEV CVRG % | N/A | |
| MAX EXPAS'N | 30% | 27% |



Property Owner:
William E. Dessette
Iris Rodriguez Dessette

- * BULK VALUES BASED ON PERSONAL SERVICE IN NC-1 ZONE
- ** PRE-EXISTING CONDITION

Site Plan Approval



| Revisions | |
|-----------|------|
| Rev. # | Date |
| 1 | 3/15 |
| 2 | 3/17 |
| 3 | 4/8 |

CUOMO ENGINEERING

STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, NY 12553 (914) 567-0063

PROJECT TITLE: D'Clean Laundry Addition

DRAWING TITLE: Site Plan

DATE: 3/12/99

DESIGNED BY: JVB

CHECKED BY: PVC

SCALE: AS NOTED

PROJECT NO: 99065

Site Plan

Page 1 of 1